

STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING
JUNE 3, 2009

BOARD MEMBERS PRESENT: Adelbert Eder, Chris Fleck, Larry Gee, Linda Halstead-Acharya, Clint Teegardin, Bob Van Oosten, Alvin Stadel, Jon Bourassa, Allen McMillen, and Cynthia Colbert

STAFF: Cal Cumin, Forrest Mandeville, and Laurie Kelley

OTHERS: George Bokma, Travis West, Eric Frank, Tom and Judy Stichman and Rich Cowger.

I. CALL TO ORDER: The meeting was called to order at 7PM

II. MINUTES APPROVAL. Chris made the motion to approve the May 6, 2009 meeting minutes, and Allen seconded; motion carried.

III. NEW BUSINESS:

A. Scenic Valley Subdivision Variance Request—Public Hearing and Recommendation. Clint opened the public hearing. Travis West, Land Development Solutions, LLC, spoke on behalf of the landowners, Tom and Judy Stichman. Travis said that two deeds were filed on top of each other for the same piece of land, which shouldn't have happened. A lot-split is necessary to rectify the deed issue, and since the original lot was a part of Scenic Valley View Subdivision a split would be a subsequent minor subdivision. The subdivision regulations require a dry hydrant to be installed since a lot split would result in over 3 lots (the proposed split will bring the lot total to six) and no dry hydrant is currently in the subdivision. The variance request was to not have to build the hydrant. The Stichman's will go through a subsequent minor subdivision, which is treated as a major.

At this time Clint opened the meeting for public input. Tom Stichman told the Board that the deeds were erroneously recorded and that it would cause a great deal of financial hardship to put in the dry hydrant. He asked that the Board consider granting the variance because the land would not be developed while he owned it, it would only be used for grazing. Clint closed the public hearing.

Cal recommended that the Board approve the variance.

At this point Clint asked for Board discussion. The Board asked if this was going to set precedence and Cal said that the situation was unusual enough that it would not.

Cynthia made a motion to approve the variance with the condition that it becomes the sixth tract and only one additional tract is created. Allen seconded and, with all in favor, motion passed.

B. Subdivision Regulations—Changes. The proposed changes were sent to the Board for review prior to the meeting (see attached). Rich Cowger and George

Bokma sent letters (see attached) that outlined their recommendations. Rich felt that the verbiage of paragraph 3.b., regarding the term “as approved by the County Fire Warden” should be changed and that dry hydrants should be no more than one-half mile from the furthest point of any structure. George stated concerns about road names, removing certain signatures from the final plat and the color of the tank signage. Cal said he would send out a letter addressing those suggestions (see attached), and hoped a compromise could be reached that was satisfactory to all parties. The issue was tabled until the next meeting.

C. Community Decay Regulation—Changes. The board discussed the regulation and it was tabled until the next meeting.

IV. OLD BUSINESS:

A. Park Fund Release—Granite Peak. The Board of County Commissioners released \$5,000 to the Granite Peak Steering Committee, as recommended by the Board at the May meeting.

B. Bill Geer—Map. The map was handed out.

C. Planning for Value. There was no new information other than Bill Geer map, which will be put in the file for future reference.

OTHER:

George Bokma said that he is going out to check on Panorama Ranch again.

Forrest said the City-County Planning Board plans to establish a trails system throughout Columbus. The next meeting is June 23 and they will begin outlining the trails system at that time. The idea came from last year’s Growth Planning Survey.

Cal said there will be another round of CTEP funds and smaller projects will be considered.

Clint mentioned an email that he received from Cynthia stating that sprinkler systems may be required in all newly built houses in Montana.

Cal stated that there was some interest in the Mourning Dove Subdivision recently.

V. ADJOURN Adelbert made the motion that the meeting be adjourned, Jon seconded; motion carried. The meeting was adjourned at 8:30PM.

Laurie Kelley
Administrative Assistant